



FILE: PA04-0089

DATE: January 20, 2004
TO: File/Record/Applicant
FROM: Tim Neely, Director RDMD/ Planning and Development Services
SUBJECT: Planning Application PA04-0089 for Site Development Permit
APPLICANT: The Irvine Company/AT&T Wireless Services

I. NATURE OF PROJECT:

The applicant proposes to install and operate an unmanned telecommunication facility (cell site) in an existing building in the Newport Coast "Promenade" retail center. The center is located on the northerly side of Pacific Coast Highway between Crystal Heights Drive and Reef Point Drive. The center is in Planning Area 3B-1d/14 and has a land use designation of Tourist Commercial. The Planning Commission approved the center on September 22, 1998 through PA98-0101 for Coastal Development Permit. Since a Coastal Development Permit has been approved for the buildings on site, the proposed cell site needs only approval of a Site Development Permit. The project site is within the City of Newport Beach. However, there is an agreement between the City and County, which allows the County to process all permits in the center until all building permits and use and occupancy permits have been issued by the County.

The cell site will be housed in Building A-2 of the center. The equipment cabinets are located in a 9 feet by 22 feet lease area in the attic space of the building. Six panel antennas will be located in the interior space of a cupola architectural element of the building. The cupola has a height 42 feet above finished grade. The antennas will be located 28 feet from centerline to finished grade. A special FRP screening material will be added to exterior areas of the cupola at the locations of the antennas. This screening material will be color matched to the exterior color of the cupola so that the antennas will not be visible when viewed from the surrounding development.

The site has been selected to provide the carrier with continuous wireless service to customers within the carrier's service area along Pacific Coast Highway and throughout the Newport Coast PC. According to the applicant, the facility is designed so as to be capable of allowing other wireless phone providers at the site in the future.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)
Orange County Zoning Code Section 7-9-150 "Discretionary Permits and Procedures" and the

Newport Coast Planned Community/Local Coastal Program Chapter 5 “Tourist Commercial Planning Areas” and Chapter 10 “ Discretionary Permits and Procedures”.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is Categorically Exempt, Class 3 (construction of limited numbers of new small structures or facilities) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Tim Neely, Director
RDMD/Planning and Development Services

By: _____
John B. Buzas, Manager
PDS/Current and Advance Planning Services

WVM

FOLDER: My Documents/Newport Coast/PA04-0089 Staff AT&T cell

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower Street, Santa Ana.